

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairman
Steven Evans, Vice-Chairman
Byron Goynes
Richard Truesdell
Leo Davenport
David W. Steinman
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **August 24, 2006 and September 7, 2006** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a commission member or applicant so desires.

1. TMP-16175 - CHEYENNE & CAMPBELL - TENTATIVE MAP - APPLICANT: WALKER LANDSCAPE - OWNER: SCHNIPPEL, ET AL - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.0 acres at 9040 and 9092 West Cheyenne Avenue (APNs 138-08-401-008 and 009), U (Undeveloped) Zone under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).
2. TMP-16199 - TENTATIVE MAP - REVERENCE (VILLAGE 26) - APPLICANT: PULTE HOMES OF NEVADA - OWNER: HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 1539 LOT RESIDENTIAL SUBDIVISION on 314.36 acres at the northwest corner of Lake Mead Boulevard and I-215, (APN 137-14-501-003), P-C (Planned Community) Zone, Wards 2 and 4 (Wolfson and Brown).
3. TMP-16274 - CASTAWAYS STATION - TENTATIVE MAP - APPLICANT: HERITAGE SURVEYING - OWNER: CENTERLINE HOLDINGS, LLC - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 26.12 acres at 2800 Fremont Street (APNs 162-01-201-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Reese).

ONE MOTION – ONE VOTE:

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items that have no protests or condition changes by the applicant or staff. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

4. SUP-16176 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MT. ZION CHURCH; OWNER: JOHN W. ARNOLD - Request for a Special Use Permit FOR CHURCH/HOUSE OF WORSHIP at 4901 Jean Avenue (APN 138-13-801-061), R-E (Residence Estates) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

5. **SDR-16178 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-16176 - PUBLIC HEARING - APPLICANT: MOUNT ZION CHURCH; OWNER: JOHN W. ARNOLD** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 2,826 SQUARE FOOT RESIDENCE AND 375 SQUARE FOOT CASITA TO A PLACE OF WORSHIP on 0.85 acres at 4901 Jean Avenue (APN 138-13-801-061), R-E (Residence Estates) Zone, Ward 5 (Weekly).
6. **SDR-15703 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LUCY MEDRANO, ET AL** - Request for a Site Development Plan Review FOR A 1,364 SQUARE-FOOT CONVERSION OF A RESIDENCE TO AN OFFICE AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 0.19 acres at 800 North Jones Boulevard (APN 138-25-310-002), R-1 (Single Family Residential) Zone Under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
7. **SDR-16163 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA REAL ESTATE FINANCING, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING RESIDENCE TO A 1,680 SQUARE-FOOT OFFICE WITH A PERIMETER LANDSCAPE WAIVER on 0.14 acres at 716 South Jones Boulevard, (APN 138-36-316-009), R-1 (Single Family Residential) Zone Under Resolution of Intent to P-R (Professional Office) Zone, Ward 1 (Tarkanian).
8. **SDR-16182 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FRANCISCO MENDOZA** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING RESIDENCE TO A 1,757 SQUARE FOOT OFFICE BUILDING WITH A PERIMETER LANDSCAPE WAIVER on 0.20 acres at 804 North Jones Boulevard (APN 138-25-310-001), R-1 (Single Family Residential) Zone Under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
9. **SDR-16188 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JVC ARCHITECTS - OWNER: SALVATION ARMY** - Request for a Site Development Plan Review FOR A 2,580 SQUARE FOOT CHAPEL AND A 590 SQUARE FOOT ANNEX BUILDING on 5.67 acres at 47 West Owens Avenue (APN 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

PUBLIC HEARING ITEMS:

10. ABEYANCE - ZON-13896 - REZONING - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Weekly).
11. ABEYANCE - VAR-13900 - VARIANCE RELATED TO ZON-13896 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
12. ABEYANCE - SUP-13902 - SPECIAL USE PERMIT RELATED TO ZON-13896, AND VAR-13900 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED HELIPAD AND A WAIVER TO ALLOW A HELIPAD AS AN ACCESSORY USE TO A FACILITY OTHER THAN A HOSPITAL, MEDICAL FACILITY, OR MEDICAL OFFICE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
13. ABEYANCE - SUP-13903 - SPECIAL USE PERMIT RELATED TO ZON-13896, VAR-13900, AND SUP-13902 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED 274-FOOT TALL BUILDING IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

14. **ABEYANCE - SDR-13904 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13896, VAR-13900, SUP-13902, AND SUP-13903 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC** - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20-STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
15. **ABEYANCE - ZON-15371 - REZONING - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), Ward 3 (Reese).
16. **ABEYANCE - VAR-15373 - VARIANCE RELATED TO ZON-15371 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL.** - Request for a Variance TO ALLOW A 2 FOOT SIDE YARD SETBACK WHERE A RESIDENTIAL ADJACENCY SETBACK OF 79 FEET 6 INCHES IS REQUIRED, A 3 FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND 5 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019,021, 023, 024, 025), Ward 3 (Reese).
17. **ABEYANCE - SDR-15375 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-15371 AND VAR-15373 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL.** - Request for a Site Development Plan review and a waiver of Perimeter Landscape Buffer Requirements FOR A 40 UNIT APARTMENT COMPLEX on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

18. ABEYANCE - SDR-15357 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL OWNER: SEA BREEZE VILLAGE II - Request for a Site Development Plan Review FOR A 5,000 SQUARE FOOT BANK on 7.76 acres on the northeast corner of Vegas Drive and Buffalo Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
19. ABEYANCE - RQR-14476 - REQUIRED ONE YEAR REVIEW - APPLICANT: LIED ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Required One Year Review of an approved Site Development Plan Review (SDR-6883) WHICH ALLOWED TEMPORARY STRUCTURES FOR AN ANIMAL SHELTER on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese).
20. GPA-13372 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request to amend a portion of the Southeast Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 5.05 acres at 1515 and 1619 West Charleston Boulevard, 1608 and 1620 Ellis Avenue (APNs 162-04-510-002, 004, 005, 006, and 007), Ward 1 (Tarkanian).
21. ZON-13491 - REZONING RELATED TO GPA-13372 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request to a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 4.13 acres at 1515 West Charleston Boulevard, 1620 Ellis Avenue and 1608 Ellis Avenue (APNs 162-04-510-004, 005, 006, and 007), Ward 1 (Tarkanian).
22. SUP-13494 - SPECIAL USE PERMIT RELATED TO GPA-13372 AND ZON-13491 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request for a Special Use Permit FOR A 40-FOOT TALL, 48-FOOT X 14-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).
23. SUP-13495 - SPECIAL USE PERMIT RELATED TO GPA-13372, ZON-13491, AND SUP-13494 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request for a Special Use Permit FOR A 40-FOOT TALL, 36-FOOT X 10-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

24. **SUP-13490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14 X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
25. **GPA-16140 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian).
26. **ZON-16141 - REZONING RELATED TO GPA-16140 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER** - Request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian).
27. **VAR-16533 - VARIANCE RELATED TO GPA-16140 AND ZON-16141 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 15 FEET WHERE 54 FEET ARE REQUIRED on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), R-E (Residential Estate) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian).
28. **SDR-16139 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16140, ZON-16141, AND VAR-16533 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER** - Request for a Site Development Plan Review FOR A PROPOSED 9,300 SQUARE FOOT ONE-STORY OFFICE BUILDING on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), R-E (Residential Estate) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian).
29. **GPA-16201 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN** - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

30. ZON-16196 - REZONING RELATED TO GPA-16201 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian).
31. SUP-16198 - SPECIAL USE PERMIT RELATED TO GPA-16201, AND ZON-16196 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
32. SUP-16200 - SPECIAL USE PERMIT RELATED TO GPA-16201, ZON-16196, AND SUP-16198 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED TOWING SERVICE WITH NO STORAGE at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
33. SDR-16197 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16201, ZON-16196, SUP-16198, AND SUP-16200 - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Site Development Plan Review FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
34. GPA-16193 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: MXU (MIXED-USE) TO: PF (PUBLIC FACILITIES) on 1.71 acres at 250 West Baltimore Avenue and 300 West Boston Avenue (APN 162-04-813-109 and 162-04-707-008), Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

35. ZON-16450 - REZONING RELATED TO GPA-16193 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: CM (COMMERCIAL/INDUSTRIAL) TO C-V (CIVIC) on 0.56 acres at 300 W. Boston Avenue (APN 162-04-707-008), Ward 3 (Reese).
36. GPA-16105 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend Map No. 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan TO DELETE A MULTI-USE TRANSPORTATION ALIGNMENT ALONG STEWART AVENUE FROM BRUCE STREET TO PECOS ROAD AND TO REALIGN A PORTION OF A PEDESTRIAN PATH ALIGNMENT FROM SUNRISE AVENUE TO STEWART AVENUE BETWEEN BRUCE STREET AND PECOS ROAD, Ward 3 (Reese).
37. GPA-16168 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO O (OFFICE) on 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).
38. ZON-16179 - REZONING - PUBLIC HEARING APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 1 (Tarkanian).
39. VAR-16181 - VARIANCE RELATED TO ZON-16179 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (MEDIUM DENSITY RESIDENTIAL) Zone [PROPOSED: C-1 (LIMITED COMMERCIAL) Zone], Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

40. SDR-16180 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16179 AND VAR-16181 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone] , Ward 1 (Tarkanian).
41. VAR-16113 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Variance TO ALLOW A NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED 50% OF THE FLOOR AREA OF THE MAIN DWELLING AND TO EXCEED 50% OF THE REAR YARD AREA on 0.67 acres at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residence Estates) Zone, Ward 6 (Ross).
42. SUP-16112 - SPECIAL USE PERMIT RELATED TO VAR-16113 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Special Use Permit FOR A NON-HABITABLE ACCESSORY STRUCTURE at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residential Estates) Zone, Ward 6 (Ross).
43. VAR-16144 - VARIANCE - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC - Request for a Variance TO ALLOW A 70-FOOT TALL WIRELESS COMMUNICATIONS TOWER 68.2 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRES 210 FEET on 3.82 acres at 1620 Bracken Avenue (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese).
44. SUP-16143 - SPECIAL USE PERMIT RELATED TO VAR-16144 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC - Request for a Special Use Permit FOR A WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 3.82 acres at 1620 Bracken Avenue (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese).
45. SDR-16166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KYLE CANYON GATEWAY CENTER, LLC. - Request for a Site Development Plan Review and a Waiver of perimeter landscaping requirements FOR A 5,843 SQUARE FOOT TAVERN AND 6,750 SQUARE FOOT RETAIL STORE on 2.37 acres at 9213 Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

46. **VAR-16161 - VARIANCE - PUBLIC HEARING - APPLICANT: BOB AUJLA - OWNER: BP WEST COAST PRODUCTS LLC** - Request for a Variance TO ALLOW A 3.5 FOOT REAR YARD SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED on 0.69 acres at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
47. **SUP-16160 - SPECIAL USE PERMIT RELATED TO VAR-16161 - PUBLIC HEARING - APPLICANT: BOB AUJLA - OWNER: BP WEST COAST PRODUCTS LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
48. **SDR-16158 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-16161 AND SUP-16160- PUBLIC HEARING - APPLICANT: BOB AUJLA - OWNER: BP WEST COAST PRODUCTS LLC** - Request for a Site Development Plan Review and a Waiver of perimeter landscaping requirements FOR A 3,032 SQUARE FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR on 0.69 acres at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
49. **VAR-16165 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YONG H. JUNG** - Request for a Variance TO ALLOW 7 PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at 505 South Decatur Boulevard (APN 139-31-310-133), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).
50. **VAR-16531 - VARIANCE - PUBLIC HEARING - APPLICANT: EGJ MANAGEMENT, LLC - OWNER: RANCHO DRIVE, LLC** - Request for a Variance TO ALLOW PROPOSED ACCESSORY STRUCTURES TO EXCEED THE HEIGHT OF THE MAIN DWELLING on 45.91 acres at 5050 North Rainbow Boulevard (APN 125-35-301-015), R-E (Residence Estates) Zone, Ward 6 (Ross).
51. **SUP-15959 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST OIL CO.** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR at the northwest corner of Cliff Shadows Parkway and the Clark County 215 Beltway Alignment (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 14

52. **SDR-15956 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-15959 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST OIL CO.** - Request for a Site Development Plan Review FOR A 3,200 SQUARE FOOT SERVICE STATION WITH AN 1,821 SQUARE FOOT AUTO REPAIR GARAGE, MINOR, AND A 3,480 SQUARE FOOT CAR WASH WITH A WAIVER OF THE PERIMETER LANDSCAPE STANDARDS on 1.7 acres at the northwest corner of Cliff Shadows Parkway and the Clark County 215 Beltway Alignment (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
53. **SUP-16110 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PECCOLE NEVADA - OWNER: NO. 6 FAC, LLC.** - Request for a Special Use Permit FOR A 5,000 SQUARE FOOT TAVERN AND A WAIVER OF THE REQUIRED 1,500 FOOT MINIMUM SEPARATION DISTANCE FROM TWO OTHER TAVERNS at 1205 South Fort Apache Road (APN 163-05-116-002), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
54. **SUP-16210 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANNA YI - OWNER: AURELIA ROBERTS** - Request for a Special use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM OTHER FINANCIAL INSTITUTIONS, SPECIFIED at 650 North Eastern Avenue (APN 139-25-407-002), C-2 (General Commercial) Zone, Ward 3 (Reese).
55. **SDR-16267 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEWLAND COMMUNITIES - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT WITH 17 DEVELOPMENT PARCELS on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue (APN 139-34-110-002 and 003), PD (Planned Development) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS:

56. **ABEYANCE - TXT-16370 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.18 to standardize the requirements for the exercising of entitlement applications.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 5, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 15

57. **TXT-16302 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Las Vegas Downtown Centennial Plan and Title 19.06.060 of the Las Vegas Municipal Code to incorporate the Union Park Design Standards by reference.

CITIZENS PARTICIPATION:

Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission no subject may be acted upon unless that subject is on the agenda and is scheduled for action. If you wish to be heard, give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed to speak, may be limited.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.